



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** July 2, 2025

**Report Number:** SRPBS.25.074

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.25.074 - Request for Approval - Draft Plan of Condominium - 2706379 Ontario Limited - City File: CON-22-0003 (Related Files: D01-19004, D02-19021 and D06-20041)**

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### **Owner:**

2706379 Ontario Limited  
2499 Rutherford Road, Unit 12  
Vaughan, ON L4K 5C2

### **Agent:**

Goldberg Group  
2098 Avenue Road  
Toronto, ON M5M 4A8

### **Location:**

Legal Description: Block 226, Registered Plan 65M-3802  
Municipal Address: 12600 Bayview Avenue

### **Purpose:**

A request for approval of a draft Plan of Condominium application to establish common element condominium tenure for a medium density residential development to be constructed on the subject lands.

### **Recommendation(s):**

- a) **That draft Plan of Condominium application submitted by 2706379 Ontario Limited for the lands known as Block 226, Registered Plan 65M-3802 (Municipal Address: 12600 Bayview Avenue), City File CON-22-0003, be approved, subject to the following:**
  - i) **the conditions of draft plan approval as set out in Appendix "A" to Staff Report SRPBS.25.074;**

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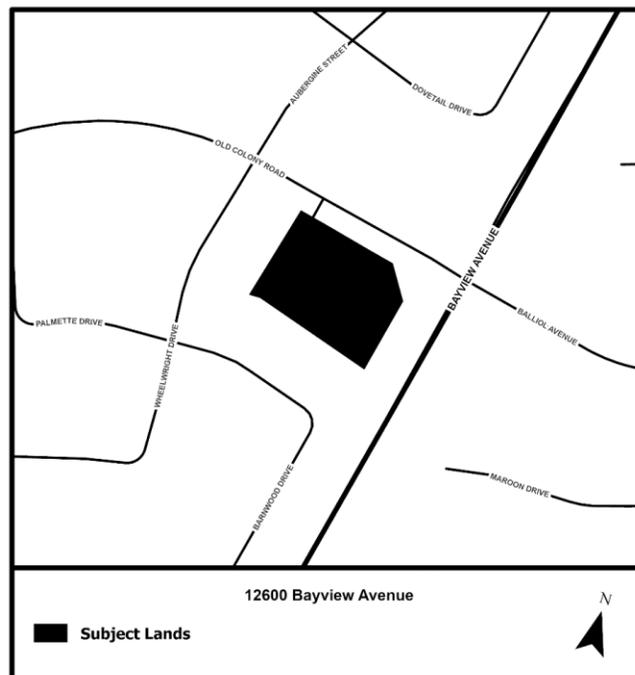
- ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City's Tariff of Fees By-law; and,
- iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to SRPBS.25.074, if required.

### Contact Person(s):

- Darren Pigliacelli, Planner II, Development Planning 905-747-6354
- Matthew Shilton, Manager of Development Planning, 905-771-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

### Report Approval:

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.



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### Key Messages:

- the applicant has submitted a draft Plan of Condominium application to establish common element condominium tenure for the subject lands;
- the proposed development is to be comprised of 19 three (3) storey townhouse dwellings on a private road; and,
- staff recommends that Council approve the subject draft Plan of Condominium application.

### Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on October 8, 2022. The application was subsequently circulated to City departments and external agencies for review and comment. The subject application was submitted in conjunction with a related Site Plan application (City File D06-20041 for which a Site Plan Agreement was registered on title of the lands on October 3, 2024. Given the recent approval of the related Site Plan application, the applicant is seeking approval of its draft Plan of Condominium application in order to establish common element condominium tenure for the approved development on the subject lands. Accordingly, the purpose of this report is to seek approval of the applicant's draft Plan of Condominium application.

### Discussion:

#### Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Bayview Avenue and Old Colony Road. The lands have a total lot area of 0.393 hectares (0.97 acres) and lot frontages of approximately 42.65 metres (139.93 feet) on Bayview Avenue and approximately 58.07 metres (190.52 feet) on Old Colony Road. The lands abut Old Colony Road to the north, existing low-rise residential uses in the form of semi-detached and detached dwellings to the south and west, and Bayview Avenue to the east.

#### Development Proposal

The applicant is requesting approval of a draft Plan of Condominium to establish Common Element Condominium tenure for the approved townhouse development on its land holdings. The proposal is to be comprised of 19 three (3) storey townhouse dwellings on a private road. The following is a summary of the development statistics for the development based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.393 hectares (0.97 acres)
- **Total Number of Units:** 19 townhouse dwellings
- **Proposed Building Height:** 11.26 metres (36.94 feet) / 3 storeys
- **Proposed Density:** 48.35 units per hectare (19.58 units per acre)
- **Parking:** 45 Spaces

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- **Residential:** **38 Spaces**
- **Visitor:** **5 Spaces**

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule “A2” – Land Use under the City’s Official Plan (the “Plan”) (refer to Map 2). Uses permitted within the **Neighbourhood** designation include low density residential uses as well as medium density residential uses subject to specific criteria. A maximum building height of three (3) storeys (four storeys along arterial streets) is permitted in the **Neighbourhood** designation. The maximum density permitted in the **Neighbourhood** designation for medium density residential uses is 50 units per hectare (20.24 units per acre). The approved townhouse development conforms with the applicable policies of the Plan.

#### Zoning

The subject lands are zoned **Multiple Residential One (RM1) Zone** under By-law 85-02, as amended by By-law 68-24. The **RM1** Zone permits townhouse dwellings, subject to specific building standards. Staff has reviewed the subject draft Plan of Condominium relative to the applicable zoning and advise that the proposed draft Plan of Condominium complies with the zoning applicable to the subject lands.

#### Site Plan

As previously noted, a Site Plan application was approved for the proposed residential development to be constructed on the subject lands. In this regard, a Site Plan Agreement (City File D06-20041) was registered on title of the subject lands on October 3, 2024 as instrument No. YR3783312.

#### Draft Plan of Condominium

Staff has reviewed the applicant’s draft Plan of Condominium application and advise that it is consistent with the approved plans and drawings for the proposed medium density residential development to be constructed on the subject lands (refer to Map 5). Circulated City departments and external agencies have advised of no concerns or objections and/or have provided conditions of approval for the proposed draft Plan of Condominium. The conditions of approval for the draft Plan of Condominium are included in the Schedule of Conditions attached hereto as Appendix “A”.

Further to the above, the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* as Instrument Nos. YR3531094 to ensure the orderly development and conveyance of the lands. It is noted that a Part Lot Control Exemption application has not yet been submitted and will be required to enable the creation of the lots for the future Parcels of Tied Land (“POTLs”) as part of the proposed Common Element Condominium.

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In consideration of the preceding, staff recommends approval of the subject draft Plan of Condominium application.

### **Financial Implications:**

The recommendation of this report does not have any financial, staffing or other implications

### **Relationship to Strategic Plan 2024-2027:**

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, whereby the development proposal supports the implementation of a range of housing options, provides additional housing opportunities, and contributes to the building of the Oak Ridges/Lake Wilcox community

### **Climate Change Considerations**

The recommendations of this report do not have any direct climate change considerations.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix “A” – Draft Plan of Condominium Conditions of Approval
- Map 1 - Aerial Photograph
- Map 2 – Official Plan Designation
- Map 3 - Existing Zoning
- Map 4 - Site Plan
- Map 5 - Draft Plan of Condominium

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### Report Approval Details

Document Title:	SRPBS.25.074 - Request for Approval - 12600 Bayview.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - DPOC Master Conditions List - CON-22-0003 (June 11-25) FINAL.docx</li><li>- Map 1 Aerial Photograph.docx</li><li>- Map 2 - Schedule "A2" – Land Use, City of Richmond Hill Official Plan.docx</li><li>- Map 3 Existing Zoning.pdf</li><li>- Map 4 - Site Plan.pdf</li><li>- Map 5 DPOC - 12600 Bayview Avenue.pdf</li></ul>
Final Approval Date:	Jun 12, 2025

This report and all of its attachments were approved and signed as outlined below:

**Deborah Giannetta - Jun 11, 2025 - 4:57 PM**

**Gus Galanis - Jun 11, 2025 - 4:59 PM**

**Darlene Joslin - Jun 12, 2025 - 8:16 AM**